

RESOLUTION 1629

A RESOLUTION OF THE CITY OF NORTH BEND, WASHINGTON, AUTHORIZING ADOPTION OF PROPOSED AMENDMENTS TO THE NORTH BEND COMPREHENSIVE PLAN LAND USE MAP AND NORTH BEND ZONING MAP AFFECTING CERTAIN CITY-OWNED PROPERTIES AND THE NORTH BEND POST OFFICE PROPERTY, IN THE 2014 COMPREHENSIVE PLAN AMENDMENTS

WHEREAS, City staff submitted a docket request in the 2013 annual docketing process to amend the Comprehensive Plan land use designation of certain City-owned properties and the North Bend Post Office from a Parks, Open Space and Public Facilities (POSPF) designation to a Commercial designation, and the zoning from POSPF to Downtown Commercial; and

WHEREAS, the Planning Commission, in their annual Comprehensive Plan and Zoning Docketing process took up the docket request for further consideration in 2013; and

WHEREAS, NBMC Sections 20.08.070 through 20.08.110 identify criteria for consideration of proposed Comprehensive Plan and zoning amendments, including evaluating the proposed amendments for conformance to the Comprehensive Plan and development regulations, evaluating impacts of the proposed amendments on the City and on surrounding properties, and evaluating the environmental, economic and cultural impacts of the proposed amendments; and

WHEREAS, staff prepared a report to the Planning Commission evaluating the proposed amendments based on the above-referenced criteria, and found the proposed amendments consistent with the criteria, as described in the Community and Economic Development Staff Report and Planning Commission Recommendation attached as Exhibit C (Staff Report); and

WHEREAS, Concurrency as required per NBMC 20.12.030 for a comprehensive plan land use re-designation or rezone cannot be adequately evaluated without a specific associated land use proposal, and because impacts resulting from development are evaluated at the time of development application and are the responsibility of the applicant proposing the development, the City has deferred detailed concurrency review until the time of development application pursuant to NBMC 20.10.030(A)(2) to ensure a thorough analysis of the impact to City services and application of appropriate mitigation measures; and

WHEREAS, a SEPA Determination of Non-Significance was issued for the proposed amendments on June 26, 2013; and

WHEREAS, the proposed amendments were submitted to the Washington State Department of Commerce for review on August 15, 2013; and

WHEREAS, the North Bend Planning Commission reviewed and considered the Staff Report and proposed amendments at their July 11, July 25, and August 8, 2013 meetings and conducted a public hearing on July 25, 2013 at which they received and considered public comment; and

WHEREAS, on August 8, 2013, the Planning Commission recommended approval of the proposed amendments and consideration by the City Council; and

WHEREAS, the Council finds that the City followed procedural requirements of NBMC Chapter 20.08 to notify and advertise the proposed amendments to the public and to interested agencies, and that the Planning Commission and City Council subsequently considered all written and verbal comments received during their respective processes; and

WHEREAS, WAC 365-196-640(3) provides that all proposed amendments to the comprehensive plan must be considered by the governing body concurrently and may not be considered more frequently than once every year; and

WHEREAS, the next available comprehensive plan amendment cycle is in 2014, and therefore the proposed amendments may not be adopted until such time; and

WHEREAS, the City Council desires to adopt the proposed amendments at such time;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Approval of Proposed Amendments: The City Council supports approval of the amendments to the North Bend Comprehensive Plan Land Use Map as depicted on the attached Exhibit A and the North Bend Zoning Map as depicted on the attached Exhibit B, as recommended in the Planning Commission Staff Report, attached as Exhibit C.

Section 2. Authorization of Comprehensive Plan and Zoning Amendments: The City Council hereby authorizes the amendments described in Section 1 to be included in the 2014 Comprehensive Plan Amendment Docket, to be effective upon adoption via ordinance together with the remainder of the 2014 Comprehensive Plan and Zoning amendments.

PASSED BY THE CITY COUNCIL OF THE CITY OF NORTH BEND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 17TH DAY OF SEPTEMBER, 2013.

CITY OF NORTH BEND:

APPROVED AS TO FORM:

Kenneth G. Hearing, Mayor

Michael R. Kenyon, City Attorney

ATTEST/AUTHENTICATED:

Effective: September 17, 2013

Posted: September 18, 2013

Susie Oppedal, City Clerk